



**PRESENT:**

Dr. Edgar V. Wallin, Chairman  
Dr. William P. Brown  
Mr. Russell J. Gulley  
Mr. Reuben J. Waller, Jr.  
Mr. Kirkland A. Turner, Secretary to the Commission,  
Planning Director

**ABSENT:**

Mr. J. Dale Patton, Vice-Chairman

**ALSO PRESENT:**

Mr. Michael E. Tompkins, Assistant Director,  
Development Review Section, Planning Department  
Mr. Glenn Larson, Assistant Director,  
Plans and Information Section, Planning Department  
Mr. Steven F. Haasch, Planning Manager,  
Plans and Information Section, Planning Department  
Ms. Bonnie L. Perdue, Clerk to the Commission,  
Plans and Information Section, Planning Department  
Dr. David Pritchard, Special Projects Manager,  
County Administration  
Mr. Rob Robinson, Senior Assistant County Attorney,  
County Attorney's Office  
Mr. Greg Allen, Planning Manager,  
Review Section, Planning Department  
Ms. Jane Peterson, Planning and Special Projects Manager,  
Development Review Section, Planning Department  
Mr. Robert Clay, Planning and Special Projects Manager,  
Development Review Section, Planning Department  
Ms. Darla Orr, Planning and Special Projects Manager,  
Development Review Section, Planning Department  
Mr. Ray Cash, Senior Planner,  
Development Review Section, Planning Department  
Ms. Teresa C. Davis, Planning and Special Projects Coordinator,  
Development Review Section, Planning Department  
Mr. Jesse Smith, Director,  
Transportation Department  
Mr. Scott Smedley, Director

Environmental Engineering Department  
Mr. Carl D. Schlaudt, Planning Manager,  
Community Development  
Mr. Dave Wolverton, Microcomputer Analyst  
Information Systems Technology Department  
Firefighter Greg Smith, Fire and Life Safety,  
Fire and EMS Department  
Mr. Roy Covington, Director,  
Utilities  
Dr. Cynthia Richardson, Planning Administrator,  
Chesterfield County Public Schools

## **ASSEMBLY AND WORK SESSION.**

Messrs. Wallin, Brown, Gulley and Waller and staff assembled at 2:01 p.m. in the Public Meeting Room, Chesterfield County Administration Building, 10001 Iron Bridge Road Chesterfield, VA, for a work session.

### **I. CALL TO ORDER.**

### **II. REQUESTS TO POSTPONE ACTION, EMERGENCY ADDITIONS, CHANGES IN THE ORDER OF PRESENTATION.**

Mr. Kirk Turner introduced Brian Mercer, a new staff member in the Information section of Planning.

There were no requests to postpone action, emergency additions, or changes in the order of presentation.

### **III. REVIEW UPCOMING AGENDAS.**

Ms. Jane Peterson apprised the Commission of the caseload agendas for September, October, November and December 2014.

### **IV. REVIEW DAY'S AGENDA.**

Mr. Greg Allen advised there was one (1) case for the 4:00 p.m. session, Case 14PR0214, 360 Toyota LLC.

Ms. Jane Peterson advised the Commission of the eight (8) cases for today's agenda.

### **V. WORK PROGRAM - REVIEW AND UPDATE.**

There were no questions relative to the work program.

### **VI. PLANNING COMMISSION FOLLOW-UP ITEMS LIST.**

There were no questions or comments relative to the follow up list.

**VII. (14PJ0157) COUNTY STAFF PRESENTATION: WATER SUPPLY IMPROVEMENTS.**

Mr. Roy Covington presented an overview to the Commission relative to the County water supply. Mr. Covington discussed operational changes made to the Lake Chesdin withdrawal permit in the wake of the 2010 drought. Mr. Covington also discussed planned improvements to increase and maintain capacity in Lake Chesdin into the future.

In response to questions from Mr. Gulley and Dr. Wallin relative to when a new water supply facility for Lake Chesdin would be announced, Mr. Covington responded the announcement could be made in the next twelve (12) months depending on the success of ongoing negotiations.

In response to a question from Dr. Brown relative to the timing of additional capacity being flexible as a result of climate change, Mr. Covington responded that the need by date is flexible and will be monitored.

**VIII. (13PJ0125) COMPREHENSIVE PLAN IMPLEMENTATION UPDATE.**

Dr. Pritchard provided a brief update regarding Phase 1 and Phase 2 Comprehensive Plan implementation projects to the Commission. Dr. Pritchard reviewed the status of each project, including projects completed to date.

In response to a question from Dr. Wallin relative to clarity of definition of Phase 1 and Phase 2, Dr. Pritchard responded that Phase 1 had nine (9) foundational projects that needed to be completed so the rest of the Comprehensive Plan could move forward. Being larger and broader in scope, these projects laid a foundation for the more detailed projects underway in Phase 2.

Mr. Lorne Field with Environmental Engineering presented an update to the Commission on the completion of two of the Phase 2 educational programs: Water Conservation and Best Management Practices as Teaching Opportunities in Conjunction with Public Facilities.

Mr. Gulley stated that the BMP at the old Clover Hill High School was constructed with safety benches so it could be used as a teaching facility. The new Reams Gordon Library site has a BMP that will be modified to be a teaching BMP with safety benches.

Dr. Wallin stated when we talk about water conservation and what to do about it, the schools should be included in these decisions and we should reach out to them to be involved.

Dr. Pritchard stated there is a meeting with school officials in the near future to address school participation with the BMP program development.

**IX. (14PJ0130) INFILL DEVELOPMENT STUDY.**

Mr. Jimmy Bowling presented an overview to the Commission on the definition of Infill as was directed by the Commission at their July meeting.

In response to a question from Mr. Gulley relative to this project defining Infill being a Phase 1 or Phase 2 project, Mr. Bowling responded Phase 2. Mr. Gulley said he did not feel the layer of the 25 Communities was necessary relative to the actual definition of Infill as it doesn't add clarity to the definition. Mr. Bowling stated he could remove the layer of the 25 Communities.

Dr. Wallin stated we are trying to identify the definition of Infill and areas that qualify per the definition. More work is needed on the Infill definition and once the definition is satisfied, we can apply that definition to qualify areas that meet the criteria of the Infill definition.

Mr. Bowling stated staff has supplied two definitions of Infill, one for residential and commercial. The areas of Infill could be eliminated from the definition. Staff will go back and generate some examples of areas that meet the Infill definition in both residential and commercial areas and present those to the Commission.

Mr. Turner advised the Commission that staff would address their concerns and provide examples of a working definition at the September Planning Commission meeting.

**X. (14PJ0154) TOWER SITING POLICY. (MOVED TO 4:00 PM)**

**XI. RECESS.**

The Commission briefly recessed at 4:02 p.m.

**4:00 P.M. PUBLIC MEETING.**

**I. CALL TO ORDER.**

Dr. Wallin, Chairman, called the meeting to order at 4:15 p.m., in the Public Meeting Room, Lane B. Ramsey Administration Building, 10001 Iron Bridge Road, Chesterfield, VA.


**II. REQUESTS TO POSTPONE ACTION, EMERGENCY ADDITIONS OR CHANGES IN THE ORDER OF PRESENTATION.**

There were no requests to postpone action, emergency additions or changes in the order of presentation.

**III. REVIEW MEETING PROCEDURES.**

The Commission dispensed with the reading of the meeting procedures until the 6:00 p.m. meeting.

**IV. APPROVAL OF MINUTES.**

- June 17, 2014 Minutes. 

On motion of Mr. Gulley, seconded by Mr. Waller, the Commission resolved to approve the June 17, 2014 Planning Commission minutes subject to the language change mentioning the proffered conditions on Page 13.

AYES: Messrs. Wallin, Brown, Gulley and Waller.

ABSENT: Mr. Patton.

- July 22, 2014 Minutes.

Mr. Turner noted a correction on page six (6) to reflect that the statute should read 15.2-2286 and not 15.22286. On page eleven (11), case 14SN0580 now has conditions added. On page seventeen (17), paragraph six, line five (5) should read "Mr. Clay advised that staff recommends..."

On motion of Mr. Gulley, seconded by Mr. Waller, the Commission resolved to approve the July 22, 2014 Planning Commission minutes as corrected.

AYES: Messrs. Wallin, Brown, Gulley and Waller.  
ABSENT: Mr. Patton.

## **V. PUBLIC MEETING.**

- A. 14PR0214:** In Clover Hill Magisterial District, **360 Toyota LLC** requests approval of a landscape plan for Haley Chevrolet in a Light Industrial (I-1) District on approximately 14.10 acres located at 12400 Tennessee Plaza. Tax ID 736-680-4762.

Mr. David Lisowski, the applicant's representative accepted staff's recommendation.

Dr. Wallin opened the floor for public comment.

No one came forward to speak in favor of, or in opposition to, the request.

There being no one to speak, Dr. Wallin closed the public hearing.

On motion of Mr. Gulley, seconded by Dr. Brown, the Commission resolved to approve Case 14PR0214 subject to the following conditions:

### **CONDITIONS:**

1. The landscape plan prepared by Balzer and Associates dated July 25, 2014 shall be the approved landscape plan. Minor changes to plant species selections and plant locations may be approved by the Director of Planning.
2. Prior to land disturbance, the Planning Department shall be contacted by the property owner to inspect and approve location of tree protection fencing around the 50' tree save area. Existing vegetation shall be retained within the setback unless removal of underbrush is needed, as determined by the Planning Department, to accommodate planting of new landscaping and to help ensure the long term health of both existing and proposed trees and shrubs. After completion of final grading, the Planning Department shall be contacted to inspect the 50' tree save area in order to determine if any additional landscaping is needed to meet landscape density requirements within the setback.

AYES: Messrs. Wallin, Brown, Gulley and Waller.  
ABSENT: Mr. Patton.

## **X. (14PJ0154) TOWER SITING POLICY.**

Mr. Robert Clay presented an overview of the draft amendment to the Tower Siting Policy relative to setbacks. The Commission asked staff to address tower setbacks from adjacent properties

zoned or designated by the Plan for residential use. Mr. Clay reviewed the current policy as well as staff's recommendation based upon Commission concerns.

Mr. Gulley stated he is more comfortable with the alternative policy.

In response to a question from Mr. Waller relative to the cell tower in Smoketree and the proposed cell tower in Bexley, Mr. Clay indicated if the Commission went forward with the Policy as presented today, these cell towers would comply with the Policy except for the western property line adjacent to the library in Bexley.

There was general discussion regarding inviting industry experts to speak to the Commission regarding cell towers and combining the Small Cell Technology in the same work session. It was decided to bring back Tower Siting Setbacks and Small Cell Technology to the October work session.

## **VI. RECESS.**

There being no further business to discuss, the Commission recessed the Afternoon Session at approximately 4:35 p.m., agreeing to meet in the Executive Meeting Room for dinner, and to reconvene in the Public Meeting Room at 6:00 p.m. for the public hearing.

## **5:00 P.M. DINNER - EXECUTIVE MEETING ROOM.**

During dinner, there was general discussion on topics related to the Planning Commission.

## **6:00 P.M. PUBLIC HEARING.**

### **I. CALL TO ORDER.**

### **II. INVOCATION.**

Mr. Gulley presented the invocation.

### **III. PLEDGE OF ALLEGIANCE TO THE FLAG OF UNITED STATES OF AMERICA.**

Miss Kalynn Orr, student at Ecoff Elementary, led the Pledge of Allegiance to the Flag.

### **IV. REVIEW UPCOMING AGENDAS.**

Mr. Kirk Turner apprised the Commission of the caseload agendas for September, October, November and December 2014.

### **V. REQUESTS TO POSTPONE ACTION, EMERGENCY ADDITIONS OR CHANGES IN THE ORDER OF PRESENTATION.**

There were no requests to postpone action, emergency additions or changes in the order of presentation.

**VI. REVIEW MEETING PROCEDURES.**

Mr. Kirk Turner reviewed the meeting procedures.

**VII. CITIZEN COMMENT ON UNSCHEDULED MATTERS.**

There were no citizens' comments on unscheduled matters.

**VIII. PUBLIC HEARING.**

• **DEFERRAL REQUEST BY APPLICANT – REZONING.**

- A. 12SN0154\*:** (AMENDED) In Dale Magisterial District, **Dominion Investment Partners, LLC** requests rezoning from Residential Townhouse (R-TH) to Residential Multifamily (R-MF) and amendment of zoning district map on 30 acres fronting in two (2) places for a total of 1,135 feet on the north line of Genito Road, across from Genito Lane. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for High Density Residential use (minimum 8.0 to 12.0 dwellings per acre). Tax IDs 747-681-7089, 747-682-7022 and 8276; and 748-681-0499.

Ms. Kristen Keatly, the applicant's representative, accepted deferral of Case 12SN0154 by Dr. Brown, to the November 18, 2014 Planning Commission public hearing.

Dr. Wallin opened the floor for public comments.

Mr. George Rogerson stated the addition of the complex will impact schools and he would like to have proffers addressed.

There being no one else to speak, Dr. Wallin closed the public hearing.

Mr. Waller stated the staff report does not indicate that a neighborhood meeting took place.

On motion of Dr. Brown, seconded by Mr. Gulley, the Commission resolved to defer Case 12SN0154 to the November 18, 2014 Planning Commission public hearing.

AYES: Messrs. Wallin, Brown, Gulley and Waller.

ABSENT: Mr. Patton.

- B. 14SN0508\*\*\*:** (AMENDED) In Bermuda Magisterial District, **Centralia Station LLC** requests amendment of zoning (Case 93SN0147) relative to density and access and amendment of zoning district map in Agricultural (A) and Residential (R-7, R-9 and R-12) Districts on 73.3 acres fronting 20 feet on the south line of Centralia Road, 510 feet on the east line of Centralia Station, 600 feet west of Chester Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Residential use (1 and 1.5 dwellings per acre or less). Tax ID 786-660-5178.

Ms. Kristen Keatly, the applicant's representative, accepted deferral of Case 14SN0508 by Dr. Wallin, to the May 2015 Regularly Scheduled Planning Commission meeting.

Dr. Wallin opened the floor for public comments.

No one came forward to speak in favor of, or in opposition to, the deferral.

There being no one to speak, Dr. Wallin closed the public hearing.

On motion of Dr. Wallin, seconded by Dr. Brown, the Commission resolved to defer Case 14SN0508 to the May 2015 Planning Commission public hearing.

AYES: Messrs. Wallin, Brown, Gulley and Waller.

ABSENT: Mr. Patton.

• **CONSENT ITEMS - CONDITIONAL USES PLANNED DEVELOPMENTS AND REZONINGS.**

- C. **14SN0584:** In Clover Hill Magisterial District, **Richmond Animal League, Inc.** requests conditional use planned development to permit exceptions to ordinance requirements to permit a temporary modular office unit and amendment of zoning district map in a Light Industrial (I-1) District on 1.5 acres known as 11401 International Drive. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Light Industrial use. Tax ID 742-707-0663.

Ms. Amy McCracken the applicant, accepted staff's recommendation.

Dr. Wallin opened the floor for public hearing.

No one came forward to speak in favor of, or in opposition to, the request.

There being no one to speak, Dr. Wallin closed the public hearing.

On motion of Mr. Gulley, seconded by Dr. Brown, the Commission resolved to recommend approval of Case 14SN0584 subject to the following conditions:

**CONDITIONS:**

1. This Conditional Use Planned Development shall be granted to and for the Richmond Animal League, Inc. only, and shall not be transferable nor run with the land. (P)
2. The painted exterior of the temporary modular unit shall be maintained so as to be free of deterioration such as peeling, graffiti, or a faded appearance. Any repainting of the exterior shall be done in a neutral color as approved by the Planning Department. (P)
3. No exterior signage may be placed on the temporary modular unit. (P)

AYES: Messrs. Wallin, Brown, Gulley and Waller.

ABSENT: Mr. Patton.

- E. **14SN0586:** In Dale Magisterial District, **Ironbridge Heating and Air** requests conditional use to permit a contractor's office plus conditional use planned development to permit exceptions to ordinance requirements relative to solid waste storage areas and amendment of zoning district



map in an Agricultural (A) District on 1.3 acres known as 5512 Iron Bridge Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Neighborhood Office use. Tax ID 776-685-1845.

Ms. Kristen Keatly, the applicant's representative, accepted staff's recommendation.

Dr. Wallin opened the floor for public hearing.

No one came forward to speak in favor of, or in opposition to, the request.

There being no one to speak, Dr. Wallin closed the public hearing.

On motion of Dr. Brown, seconded by Mr. Gulley, the Commission resolved to recommend approval of Case 14SN0586 subject to the following proffered conditions:

PROFFERED CONDITIONS:

1. This conditional use shall be granted for a period of no more than ten (10) years from the date of approval and shall be limited to Ironbridge Heating and Air or any business entity for which Anthony DePhillip is a controlling member for their use only and shall not be transferable nor run with the land. (P)
2. There shall be no outside storage. (P)
3. There shall be no deliveries by any vehicle exceeding 4,000 pounds net weight and more than two (2) axles. (P)
4. This use shall not be open to the public or employees between the hours of 5:00 p.m. and 7:00 a.m. Monday through Friday, nor between 5:00 p.m. on Friday and 7:00 a.m. on Monday. This condition would not preclude individual employees from performing office work, such as paper work and phone calls, during other hours. (P)
5. Except for security lighting, there shall be no exterior lighting. (P)
6. With the exception of normal maintenance and improvements necessary to meet the building code there shall be no additions or exterior alterations to the structure or detached garage to accommodate this use, as shown on the Exhibit titled "Exhibit A" dated July 28, 2014. (P)
7. Driveways and parking areas shall have a minimum surface of six (6) inches of Number 21 or 21A stone. The perimeter of driveways and parking areas shall be delineated by permanent means such as bumper blocks, railroad ties, timbers or similar such treatment as required by the Planning Department. Within sixty (60) days of approval, all driveways and parking areas shall be delineated by permanent means. (P)
8. Within ninety (90) days of a written request by the Transportation Department, sixty (60) feet of right-of-way, measured from the centerline

of Route 10 adjacent to the property, shall be dedicated, free and unrestricted, to and for the benefit of Chesterfield County. (T)

9. Direct access from the property to Route 10 shall be limited to one (1) entrance/exit. The exact location of this access shall be approved by the Transportation Department. (T)
10. A solid waste storage area shall be permitted on the property as follows:
  - a. The area shall be screened from view by a solid vinyl fence.
  - b. The area shall be located to the rear of the existing detached garage/storage building located along the southern property line (as shown on Exhibit A).
  - c. The area shall not be serviced between the hours of 8:00 p.m. and 7:00 a.m. Such area shall be prominently posted with a sign not to exceed six square feet designating the hours in which the solid waste storage area may be serviced.
  - d. Within sixty (60) days of approval and prior to the solid waste storage area installation, a detail of the fence and gate shall be submitted to the Planning Department for review and approval. (P)
11. One (1) freestanding sign shall be permitted subject to a maximum of twenty four (24) square feet in area and a maximum of eight (8) feet in height. The sign shall be a monument-styled sign. (P)

AYES: Messrs. Wallin, Brown, Gulley and Waller.

ABSENT: Mr. Patton.

- F. **14SN0588:** In Bermuda Magisterial District, **Kimberly Dalton** requests rezoning from Residential (R-7) to Neighborhood Office (O-1) plus conditional use planned development to permit exceptions to ordinance requirements relative to buffers and amendment of zoning district map on .4 acre known as 3720 West Hundred Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Office/Residential Mixed Use. Tax ID 791-656-8037

Ms. Kimberly Dalton, the applicant, accepted staff's recommendation.

Dr. Wallin opened the floor for public hearing.

No one came forward to speak in favor of, or in opposition to, the request.

There being no one to speak, Dr. Wallin closed the public hearing.

On motion of Mr. Waller, seconded by Dr. Wallin, the Commission resolved to recommend approval of Case 14SN0588 and acceptance of the following proffered condition:

PROFFERED CONDITION:

Buffers: Buffers shall not be required between the request property and adjacent residentially zoned properties. (P)

AYES: Messrs. Wallin, Brown, Gulley and Waller.

ABSENT: Mr. Patton.

- G. 14SN0589:** In Bermuda Magisterial District, **Sean's Properties, LLC** requests conditional use to permit motor vehicle sales, service, repair, consignment sales and a motor vehicle storage/towing lot and amendment of zoning district map in a General Industrial (I-2) District on 2.9 acres known as 12510 Battery Dantzler Court. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for General Business use. Tax ID 803-655-9612.

Mr. Dean Hawkins, the applicant's representative, accepted staff's recommendation.

Dr. Wallin opened the floor for public hearing.

No one came forward to speak in favor of, or in opposition to, the request.

There being no one to speak, Dr. Wallin closed the public hearing.

On motion of Mr. Waller, seconded by Dr. Brown, the Commission resolved to recommend approval of Case 14SN0589 and acceptance of the following proffered conditions:

PROFFERED CONDITIONS:

In addition to uses permitted by right and with restrictions in the General Industrial (I-2) District, the following uses shall be permitted:

- A. Motor Vehicle Sales;
- B. Motor Vehicle Service;
- C. Motor Vehicle Repair;
- D. Motor Vehicle Consignment Sales, and;
- E. Motor Vehicle Towing/Storage Lot, provided that:
  - (1) Such use shall be set back a minimum of fifty (50) feet from Tax IDs 803-655-8949 and 804-655-0137. Within this setback, an unbroken strip of open space shall be planted and maintained in accordance with Ordinance requirements for Perimeter Landscaping "C".
  - (2) At such time as one or both parcels identified in Proffered Condition E.1 are redeveloped for non-residential use, the

landscaping requirements identified herein shall not be required adjacent to such parcel.

- (3) Such use shall be enclosed by a solid board vinyl fence, a minimum of six (6) feet in height, so as to screen the contents of the storage area from view of adjacent properties and external public roads. The color of this fencing shall be approved by the Planning Department. Along the exterior of any fence line visible from Old Stage Road, landscaping shall be provided to break up the fencing mass and add visual interest. Such landscaping shall be planted and maintained in accordance with Ordinance requirements. The exact treatment of fencing and landscaping shall be approved by the Planning Department.
- (4) No more than two (2) towed/stored motor vehicles or pieces of machinery shall exceed the height of the screening. (P)

AYES: Messrs. Wallin, Brown, Gulley and Waller.  
ABSENT: Mr. Patton.

- H. **14SN0590\*\*\***: In Bermuda Magisterial District, **Virginia Electric and Power Company, Attn: Real Estate and Philip Morris USA Inc., c/o Altria Client Services, Attn: Charles E. Nunnally, Jr., Real Estate Mrg.** request rezoning from Agricultural (A) to Heavy Industrial (I-3) on 26.8 acres plus conditional use to permit a solar electric power generation plant on 10.8 acres of this tract and 14 acres of an adjacent tract zoned Heavy Industrial (I-3) and amendment of zoning district map. This request is on a total of 40.8 acres known as 4100 Bermuda Hundred Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Industrial use. Tax ID 836-652-Part of 9209.

Mr. Gulley stated due to formerly being employed by Philip Morris and Altria Client Services, under the Virginia Conflict of Interest Laws, he declared a conflict and recused himself from hearing the case. Mr. Gulley left at 6:30 p.m. and returned at 6:45 p.m.

Mr. Brennen Keene, the applicant's representative, accepted staff's recommendation.

Dr. Wallin opened the floor for public hearing.

Ms. Evelyn Tucker, a neighbor, requested more information on the project as it has grown in scope and does not agree with industry being located in that area.

No one else came forward to speak in favor of, or in opposition to, the request.

Mr. Keene stated the Philip Morris facility has its own sub-station and obtains their power from their own facility. The power generated by the solar project goes directly into their distribution network, being sourced back to the Phillip Morris plant. The property has split zoning and in order to address the conditional use, the property had to be rezoned to allow the solar project to be on that property. The County requires that the access area to the solar panels be included in the conditional use permit. There will be an observation platform built to accommodate school groups visiting the solar facility.

In response to a question from Mr. Waller relative to neighbors being notified, Mr. Keene advised notices were handed out and sent out by Philip Morris and Dominion Virginia Power.

On motion of Mr. Waller, seconded by Dr. Brown, the Commission resolved to recommend approval of Case 14SN0590 to include Request I and Request II and the following conditions:

CONDITIONS:

1. The Applicant shall install a security fence around the solar facility (the "Solar Facility") that is a minimum height of nine (9) feet. (P)
2. Except for security lighting, the Solar Facility shall not be lit. (P)
3. An anti-reflective surface treatment shall be incorporated or applied to the glass of each solar panel (photovoltaic (PV) module) (the "PV Modules") to diffuse reflection and minimize glare. (P)
4. The maximum height of the PV Modules, including the ground-mounted racking structures, shall not exceed a height of twelve (12) feet. (P)
5. The Solar Facility shall be completely decommissioned and the land reclaimed within twelve (12) months after the Solar Facility is no longer in use. Details of the decommissioning and reclamation plans shall be included for review and approval in conjunction with site plan review. (P)

AYES: Messrs. Wallin, Brown, and Waller.  
ABSENT: Messrs. Gulley and Patton.

• **REZONING AND CONDITIONAL USE- OTHER.**

- C. **14SN0585:** In Matoaca Magisterial District, **George W. Winn** requests conditional use to permit a business (contractor's business and storage yard) and amendment of zoning district map in an Agricultural (A) District on 10 acres known as 7101 Hickory Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Suburban Residential II use (2.0 to 4.0 dwellings per acre). Tax ID 776-620-0177.

Ms. Darla Orr presented an overview and staff's recommendation for denial for the request. While the applicant's business has been operational on the property, it does not comply with the Plan and is not compatible with anticipated area development. The Plan suggests the land is appropriate for Suburban Residential 2 use. On the property the applicant has stock farm use, a single family dwelling and the plumbing business with related storage. The applicant has proffered conditions that would limit the storage area. The applicant has two (2) employees that come to the property to pick up work vehicles. The conditions of approval would not allow the use to transfer with the land, would have a ten (10) year time limit, specific equipment listed in the condition only, specific hours of operation limited to weekdays with weekends allowed for emergency only, and has agreed to plant staggered rows of evergreens.

Mr. George Winn, the applicant, accepted the conditions in the staff report.

Dr. Wallin opened the floor for public hearing.

No one came forward to speak in favor of, or in opposition to, the request.

There being no one to speak, Dr. Wallin closed the public hearing.

Dr. Wallin stated there was a public meeting with attendees being supportive of the business.

On motion of Dr. Wallin, seconded by Mr. Waller, the Commission resolved to recommend approval of Case 14SN0585 subject to the following proffered conditions:

PROFFERED CONDITIONS:

1. Non-Transferable Ownership: This Conditional Use approval shall be granted exclusively to George W. Winn, and shall not be transferable or run with the land. (P)
2. Use: This Conditional Use approval shall be for the operation of a plumbing contractor's business and storage yard in conjunction with the single family residential and/or farming use of the property. (P)
3. Time Limitation: This Conditional Use approval shall be granted for a period not to exceed ten (10) years from the date of approval. (P)
4. Equipment Storage: Outside storage of the equipment and materials shall be limited as follows:
  - a. One (1) Mini excavator
  - b. One (1) Utility truck
  - c. One (1) Dump truck
  - d. Two (2) Vans
  - e. Two (2) Pick-up trucks
  - f. One (1) trailer
  - g. One (1) 20'X6' pipe rack. (P)
5. Permitted Area For Use: The use shall be confined to the equipment and material storage area and structures designated on Exhibit A attached hereto. (P)
6. Screening: Two (2) staggered rows of evergreen trees shall be planted along the northern boundary of the permitted storage area to reduce visibility of this storage area from Hickory Road. Within sixty (60) days of the approval of this request, the applicant shall submit a landscaping plan to the Planning Department for review and approval. The approved landscaping shall be installed within ninety (90) days of the approval of the landscaping plan.

7. Employees and Clients: A maximum of two (2) employees shall be permitted to work on the premises other than family member employees that live on the premises. No clients shall be permitted on the property (P)
8. Signage: There shall be no signs identifying this use. (P)
9. Hours of Operation: Except when necessary at other times to accommodate emergency calls for plumbing services, the business shall be permitted to operate Monday through Friday from 6:30 a.m. to 7 p.m. (P)

AYES: Messrs. Wallin, Brown, Gulley and Waller.  
ABSENT: Mr. Patton.

**XI. CITIZEN COMMENT ON UNSCHEDULED MATTERS.**

There were no citizen comments on unscheduled matters.

**XII. ADJOURNMENT.**

There being no further business to come before the Commission, it was on motion of Mr. Gulley, seconded by Mr. Waller that the meeting adjourned at 6:53 p.m. to Tuesday, September 16, 2014 at 2:00 p.m., in the Public Meeting Room, 10001 Iron Bridge Road, Chesterfield, Virginia.

AYES: Messrs. Wallin, Brown, Gulley and Waller.  
ABSENT: Mr. Patton.

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Chairman/Date

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Secretary/Date